

PLANS AND PROGRESS

OF ILLINOIS
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DEPARTMENT OF CITY PLANNING

NOV 7 1961

CONSTRUCTION REPORT ANALYZES AREA GROWTH

New Chicago dwelling units authorized by building permits increased 11 per cent between 1958 and 1959, according to the department's latest residential construction report, announced by Commissioner Ira J. Bach in August.

1959 Residential Construction, with a Review of the Decade 1950-1959, City of Chicago and Chicago Metropolitan Area, contains information on trends in the city and the region.

It reports the following residential developments:

—Construction in the Chicago area reached an all-time high in the past decade, exceeding even the boom years of 1920 to 1929.

—There were permits for 5,229 single-family units in Chicago during 1959, a 27 per cent increase over 1958. City permits for multi-family units decreased by 1 per cent, to 4,731.

—Permits were issued for 48,177 units in the six-county metropolitan area, a 17 per cent increase over 1958.

—Chicago contained an estimated total of 1,212,946 units on June 30, 1960, based upon the number of dwellings added and lost since 1950.

The department's research division, under the direction of Paul N. Zimmerer, prepared the report. It is the second of these annual documents to contain an analysis of trends since 1950. New procedures have been established for transmitting permit information from the Department of Buildings, to simplify preparation of the report.

Conversions, or units added by alterations to existing buildings, have decreased since 1951. The 1959 total, 461, was 10 per cent below 1958.

Department and Commission Combine 1959 Annual Report

A combined 1959 annual report of the Chicago Plan Commission and the Department of City Planning has been released.

The 64-page document is dedicated to the members of the first Chicago Plan Commission, established in 1909. The commission celebrated its fiftieth anniversary last year.

The report contains information on capital improvements, research studies, zoning activities and preparation of the revised General Plan. It includes a complete table of urban renewal and public housing developments.

Copies may be obtained from the Department of City Planning, public information section, room 1006, City Hall.

Mergers, or deconversions, set a new high of 953 in 1959. The number of buildings demolished in 1959, 4,733, increased by 94 per cent from 1958.

"These developments indicate a general up-grading in the quality of housing in Chicago," Bach said in presenting the report. "Urban renewal programs, building code enforcement and neighborhood conservation efforts have played major roles in this improvement."

Since 1959, Chicago has issued permits for 125,898 units—67,915 single-family, 50,624 multi-family and 7,359 conversions.

New units authorized in the second half of 1959 decreased 30 per cent from the second half of 1958, although this six-month total was 12 per cent higher than the last half of 1957.

The report indicates that there is a close relationship between this decline and the tight credit market during that period.

"Construction in the Chicago area can be expected to continue at high levels during the 1960's, as long as the income of Chicago workers remains above the national average," Bach said.

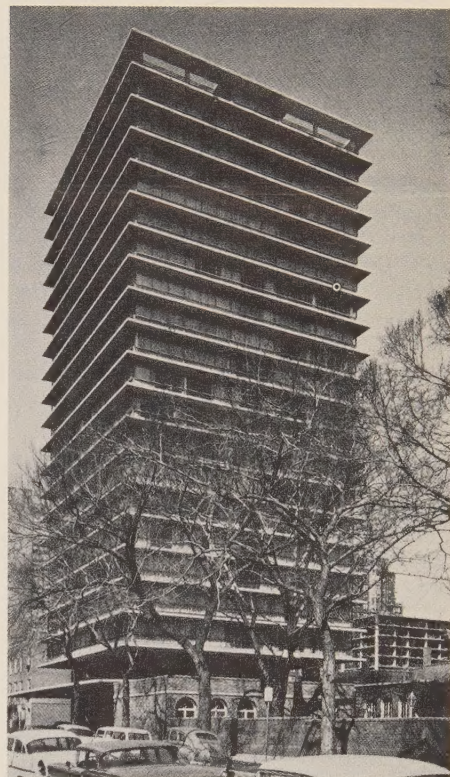
"Other department studies predict an increase of 142,000 employees in the city between 1957 and 1965."

In 1959, new single-family homes continued to be concentrated in the outlying southwest, south and north side peripheral neighborhoods. The majority of multi-unit construction was along the lake shore.

The top five of Chicago's 75 community areas each gained more than 400 units during the year. They were Lake View, Hyde Park, Ashburn, Clearing and Garfield Ridge.

Permits were issued for 37,756 dwellings in the six-county area outside Chicago. Ten suburbs led in this increase, each with more than 600 new units.

They were Skokie, DesPlaines, Niles, Oak Lawn, Arlington Heights, Gary, Park Ridge, Dolton, Morton Grove and Sauk Village.



One of the many new multi-story apartment buildings along Chicago's lake shore is at 320 West Oakdale Avenue.

OFFICIALS FROM 6 COUNTRIES MEET WITH DEPARTMENT STAFF

Prominent government officials from six countries recently visited the department to study planning activities in Chicago.

They included P. R. Nayak, commissioner (city manager) of Delhi, India; J. Dash, head of planning, Ministry of the Interior, Israel; M. T. Komurcuoglu, director, Buildings and Constructions Department, Istanbul, Turkey; Mohammed Yampey, chief of planning, Asuncion, Paraguay; Lee San Choon and Hussein Noordin, members of Parliament, Federation of Malaya; and Juliusz Gorynski, vice minister of housing, Poland.

Commissioner Ira J. Bach, Deputy Commissioner Clifford J. Campbell and other staff members met with the visitors.

1960 CENSUS SHOWS RAPID SUBURBAN GROWTH; MAJOR CENTRAL CITIES DECLINE IN POPULATION

The United States is rapidly becoming an urbanized nation, but major cities may face increasing problems in meeting urban needs, according to preliminary figures from the 1960 Census of Population.

During the past decade, all but two of the country's ten largest cities lost population. Chicago declined by 104,700 (2.9 per cent), to a 1960 total of 3,516,258. Theodore F. Olson, regional director of the U. S. Bureau of the Census, announced recently.

Other cities experiencing a similar decrease were New York (down 2.9 per cent since 1950), Philadelphia (5.4 per cent), Detroit (9.6 per cent), Baltimore (3.0 per cent), Cleveland (4.9 per cent), Washington (6.9 per cent) and St. Louis (13.6 per cent).

Los Angeles gained 24.2 per cent, and Houston grew by 56.4 per cent, to become the sixth largest city. Boston dropped from tenth to thirteenth place in the nation's roster of cities.

By contrast, suburban areas adjacent to the eight cities which lost population each gained by more than 30 per cent. Cook County outside Chicago, for example, gained approximately 578,000.

Suburbs of Chicago increased by approximately 70 per cent during the ten-year period. Comparable figures for other suburban areas were New York, 73 per cent; Detroit, 79 per cent; Cleveland, 65 per cent; and Baltimore, 72 per cent.

The United States increased by 18.5 per cent since 1950, to a total of 179,500,000. Metropolitan areas alone accounted for approximately two-thirds of this growth.

The western movement of the center of population was another important factor affecting cities in the midwest and east. Arizona, Nevada, California, New Mexico and Colorado all grew by more than 30 per cent—well above the national average.

Despite this growth of western states generally, figures indicate a drop in San Francisco.

Population analysts point to several apparent reasons for the widespread decrease in central city residents. A desire for home ownership has caused many families to move to suburban communities, where new houses are in greater supply.

Changes resulting from renewal programs cannot all be considered net losses. Urban renewal and expressway projects have displaced many individuals. However, new housing had not yet been built on sections of cleared land at the time the census was taken.

One of the major objectives of renewal programs in Chicago and other cities is to attract families back to central locations, by providing the advantages of suburban living with the cultural and employment opportunities of the city.

Larger families and families with school-age children have the greatest tendency to move to suburbs and to outlying parts of the city. Central neighborhoods now contain a higher proportion of young career people and older couples whose children have grown up and left home.

How will these changes affect major American cities? Leading planning officials have already begun their analysis of the possible results of population trends. First, decreasing Congressional representation may mean less adequate recognition of the problems of central cities on the national level.

On the other hand, the fact that a growing proportion of the population is living in urban areas may increase the general awareness of problems in metropolitan development.

Cities in states which allocate funds on a per capita basis may face additional financial difficulties. This will be particularly true in states which have experienced over-all population increases. Illinois' growth, for example, was approximately 15 per cent, somewhat less than the national average.

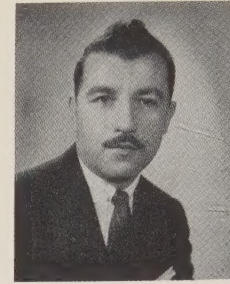
At the same time, mushrooming suburban areas will place greater demands upon central municipalities. Commuters will need more transportation facilities and more public services at their places of work in the central city.

A population decline does not create problems only. Fewer people in a central city can mean less overcrowding of residential areas and community facilities. Real estate markets may become more favorable for tenants and buyers.

ZARKO BILBIJA ASSISTS IN DEPARTMENT RESEARCH

This is the third in a series of sketches on assistant division directors in the Department of City Planning.

Zarko G. Bilbija, assistant director of economic research, joined the research division of the department in May, 1958.



ZARKO G. BILBIJA

Bilbija was born in Yugoslavia, studied law in Rome, Italy, and taught history at two universities before coming to the United States.

1950.

He attended the University of Chicago and received a Ph.D. in 1958, with a major in finance and a minor in economics. He wrote his dissertation on *American Capitalism in Latin America*.

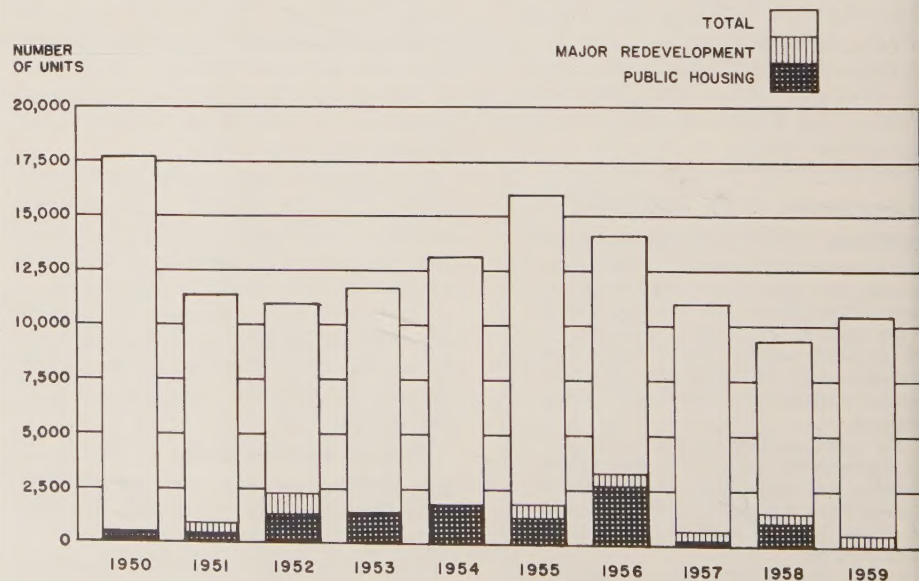
Bilbija did research and taught before entering the field of city planning. Between 1954 and 1956, he made an economic study of the Soviet Union for the U. S. Air Force.

He and Ezra Solomon, of the University of Chicago Graduate School of Business, are co-authors of *Metropolitan Chicago: An Economic Analysis*, published in 1957.

Bilbija aided in the preparation of *Employment in the City of Chicago*, study number one in the department's economic base study series.

He is currently engaged in research on the location of major manufacturing establishments and industrial movement in Chicago.

RESIDENTIAL CONSTRUCTION, CITY OF CHICAGO, 1950-1959



SOURCE: DEPARTMENT OF BUILDINGS, CITY OF CHICAGO

DEPARTMENT COMMITTEE DIRECTS PLAN PREPARATION

Methods of developing the revised General Plan of Chicago will assure that physical planning policies will further the city's social objectives.

The General Plan Committee, consisting of department staff members and consultants, is coordinating the work program for preparing the new plan. It is scheduled for completion by 1963.

A four-stage procedure has been adopted by the committee. Basically, it provides for determining *what* the city wishes to come before recommending *how* these objectives can be met. These stages are:—Development of preliminary policy statements and planning proposals dealing with major physical and social considerations, by the department staff.

—Compilation of these statements into preliminary comprehensive plan and pol framework, by the department staff.

—Review by consultants and by key decision makers in the city—the Chicago Planning Commission, the Mayor and the City Council.

—Production of maps and published reports on the final comprehensive General Plan, by the department staff.

These plan development procedures are based upon the two primary areas in which the department is responsible for making recommendations. First, it must set down objectives for physical *land planning*, dealing with land use, population and service facilities.

Second, in order to carry out this responsibility, the department must define the city's policies regarding future population and economic development. This is beyond research and compilation of data. It involves questions of *how many* people the city should plan for, *sources of funds* to meet the needs of this population, and *what patterns* of industrial growth would be most desirable.

For example, the General Plan must necessarily make recommendations on the amount and location of different sizes and types of housing. To be meaningful, these recommendations must be based upon future family income.

Similarly, the plan's proposals for the amount and quality of public services must be related to a policy on future capital budgets.

The General Plan will contain three major elements: a statement of objectives, a group of policies for achieving these objectives, and a geographic theme for development.

These policies will be courses agreed upon by city government to accomplish Chicago's economic, social and physical goals.

Drafts of policy statements on seven subjects are now in various stages of preparation and review by the General Plan Committee.

They are "Nature and Extent of Industrial Development," "Residential Land Use and Density," "Airports and Inter-City Railroads," "Internal (Metropolitan Area) Transportation," "Future Population Size and Characteristics," "Shorelines" and "Public Open Spaces and Waterfronts."

Other subjects to be considered in additional policy statements will be cultural and institutional facilities, public education facilities, the central business district, retail districts and utilities.

The statements fall into two categories, those dealing primarily with land planning and those dealing primarily with socio-economic objectives.

Preparation of each land planning statement will involve, first, an analysis of past and present policies on that subject. Next, the factors which affect the need for that type of facility (railroads, industrial areas, parks, etc.) will be listed.

The size, density and characteristics of the future population will be considered, as well as the amount of available residential land and probable housing type preferences.

Third, the ways in which these social factors are *likely* to change or *should* change will be stated. A guide for physical planning activities on the particular subject will be based upon this statement regarding social variables.

Preparation of each socio-economic policy statement, such as "Future Population Size and Characteristics," will include two major steps. First, the economic, population and fiscal trends affecting the particular policy category will be studied. The purposes of this study will be to examine the problems and opportunities presented by these trends and to determine for each field the goals which are both *realistic* and *desirable*.

The second step will be to define policies—or action approaches by government agencies—which will assist in achieving these goals.

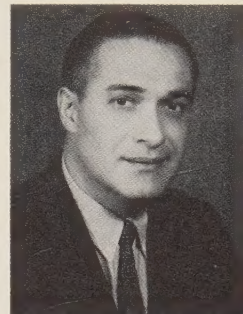
Members of the General Plan Committee are the commissioner of city planning; Deputy Commissioner Clifford J. Campbell; Prof. Harold B. Mayer, consultant, University of Chicago, Department of Economics; Prof. Louis B. Wetmore, consultant, head of University of Illinois Department of City Planning and Landscape Architecture; Ernest E. Melvin, acting director of planning; Norman Elkin, director, coordination division; and Paul N. Zimmerer, director of research.

This method of General Plan development will relate the city's planning objectives to facts on trends affecting these goals. Policy statements will bring together the best thinking of department staff members and leading local officials on the vital issues confronting Chicago today.

Ira I. Bach

LARRY REICH TO DIRECT PLANNING, RESEARCH WORK

Larry Reich, former chief of the comprehensive planning division of the Philadelphia City Planning Commission, has been appointed assistant commissioner of planning and research of the Department of City Planning.



LARRY REICH

Reich will begin work on September 1. He will direct preparation of the revised General Plan of Chicago. Previously, he supervised studies leading to completion of the comprehensive plan for Philadelphia, which has been adopted by the Philadelphia planning commission.

The department has established this new position to provide additional coordination of research and planning work for the General Plan, Commissioner Ira J. Bach said in announcing the appointment. The revised plan is scheduled for completion by 1963.

Reich has been responsible for the development of procedures to relate capital improvements programs to the comprehensive plan. In Philadelphia, he maintained liaison with county and regional planning groups and with civic organizations.

A native of New York City, Reich has received a bachelor's and a master's degree from the Harvard School of Regional and City Planning. In 1958 he was a planning consultant to the government of Honduras. He helped to organize a program for the establishment and operation of a master planning office in Tegucigalpa.

Before joining the Philadelphia staff in 1953, he served as a planner with the I.B.E.C. Housing Corporation in New York. This is one of the companies established by Nelson Rockefeller to provide technical assistance to Latin America. He also directed preparation of a master plan for San Miguel, El Salvador.

Reich is a full member of the American Institute of Planners and a member of the American Society of Planning Officials. He is married and is the father of two children.

More than 600,000 persons will view the scale model of the Development Plan for the Central Area of Chicago at the International Trade Fair, starting September 2 in Vienna, Austria.

The department announced the plan in August 1958. The Association of Commerce and Industry is financing shipping and insurance costs.

DEPARTMENT OF CITY PLANNING

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STUDENTS JOIN STAFF FOR SPECIAL SUMMER PROJECTS

Four permanent staff members and 12 summer employees joined the Department of City Planning in June and July, filling the present available positions.

One of the new full-time employees is a former refugee from Czechoslovakia, Dr. Frank Kosik. He has been assigned as a city planner in the general plan division.

Kosik came to the United States in mid-1949, after the Communists gained control of his country.

Previously, he was in a displaced persons camp in Austria. In this country, he worked on a farm in Iowa, worked in stores, washed dishes and even smoked fish to finance his education.

In 1952 he earned a bachelor's degree from Creighton University in Omaha and

in 1955 a master's from the University of Nebraska.

In January 1959, he received a Ph.D. in political science from Northwestern University. He taught at Creighton before entering the field of planning for the first time in Chicago.

* * *

Other permanent staff members are Dorothy Taylor, assigned to the general plan division as a stenographer, and Gene Marx and Raleigh Spinks Jr., city planners in the general plan division.

Kathryn Harvey, former department employee, is in the administration section for the summer.

* * *

Fourteen students in architecture, economics, industrial administration, political science and journalism are

employed for the summer.

They are Ronald Kaliszewski, D. Joshi and Gene Conway, University of Illinois, Lynwood Steinbright, University of Washington, all in general plan; Gene Burd, Northwestern, public information section; Donna Adler, Roosevelt University, and Carolyn O'Neil, administration; Eric Steele, Yale, and Martin Massen, University of Pennsylvania, coordination; Philip Melling, University of Chicago, Jonathan Pearl, Lawrence College, Steven Peterson, Cornell, all in research; and James Green, Yale, and David Wallerstein, Pomona College, capital improvements.

The summer work provides students with vocational experience and permits the department to conduct special research studies.